APPENDICES

Appendix A – Glossary

Built Environment	Artificially created fixed elements, such as buildings, structures, devices, and surfaces, that together creates the physical character of an area.
Critical Area	An area with one or more of the following environmental characteristics: (1) steep slopes; (2) flood plain; (3) soils classified as having high water tables; (4) soils classified as highly erodible, subject to erosion, or highly acidic; (5) land incapable of meeting percolation requirements; (6) land formerly used for landfill operations or hazardous industrial use; (7) fault areas; (8) stream corridors; (9) estuaries; (10) mature stands of native vegetation; (11) aquifer recharge and discharge areas; (12) wetlands and wetland transition areas; and (13) habitats of endangered species.
Crucial Area	An area that is environmentally sensitive to ground water contamination due to factors such as shallow depth to ground water or previous contamination. The crucial area is further defined and identified in the Bernalillo County Groundwater Protection Policy and Action Plan.
Development	The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; and mining, excavation, landfill, or land disturbance; and use or extension of the use of land.
DNL	The unit used to define noise contours is the average day-night sound level (DNL) or (LDN the mathematical symbol.) LDN levels of 65 and higher are those considered significant and unacceptable levels of noise exposure according to Housing and Urban Development. There is a 10-decibel (db) penalty for nighttime noises (10:00 p.m. to 7:00 a.m.) because the sounds during nighttime hours are intensified.
Dwelling Unit	One or more rooms, designed, occupied, or intended for occupancy as a separate living quarter, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.
Encroachment	Any obstruction or illegal or unauthorized intrusion in a delineated floodway, right-of-way, or an adjacent land.
Historic Buildings	Any building or structure that is historically or architecturally significant.

Impact Analysis	A study to determine the potential direct or indirect effects of a proposed development on activities, utilities, circulation, surrounding land uses, community facilities, environment, and other factors.
Major Development	The County Subdivision Ordinance considers the creation of more than five lots to be a major subdivision. A major development requires the applicant of the need to meet the more stringent development requirements, such as submittal for state comments.
Minor Development	Any development involving five or fewer lots and/or involving a land area of less than five acres and not requiring the extension of any new streets or other municipal or governmental facilities. The designation of an application as a minor development relieves the applicant of the need to meet the more stringent requirements of a major application.
"No Build" Area	Portions of land on a lot on which no development is permitted under terrain management regulations include: Slopes of 30% or greater; Wetlands, floodways, arroyos and other natural drainage ways; and Rock outcroppings.
Public Utility Facility	Public building, public utility facility, power plant, transformer yard, sewage treatment plant, sanitary solid waste incinerator, construction debris landfill, sanitary landfill and similar technical operations essential to public health and welfare.
Recreational Facility	A place designed and equipped for the conduct of sports and leisure-time activities.
Registered Historic	Any building or structure that is historically or architecturally significant and is included on a state or federal register.
Shielded and Amiable	A technique of method of construction that causes all the light emitted to be directed to the surface or are to be illuminated, so that the emanating source of light is not visible from any angle except those angles that exist between the fixture and the target to be illuminated.
Soil Erosion & Sediment	A plan that indicates necessary land treatment measures, including a schedule for installation, which will effectively minimize soil erosion and sedimentation.

Transition Area	A designated area which calls for intensive uses within an existing industrial zone to be distanced and buffered from abutting residential uses in order to protect the integrity and safety of those residential areas. The permissive uses allowed under the specific zoning designation remain intact. However, special consideration is given to the siting and placement of intensive industrial uses to mitigate any impacts it may have on established residential areas. Buffer zones and design guidelines are tools used in this process.
Traditional Development	Long narrow lots (lineas) which are among the earliest subdivision patterns, which evolved in the Patterns valley.
Usable Open Space	An area on the same lot with a dwelling in relation to which it serves to permanently provide light and air, as well as visual, psychological, and recreational needs for open space. Usable open space may include, but is not limited to, decorative native plants, walkways, active and passive recreational areas, and wooded areas. Usable open space does not include public right-of-way, parking lots, off-street parking, driveways, other provi0de vehicular surfaces, or buildings other than swimming pool rooms. Such space shall be available for entry and use by the residents involved. Usable open space is privately maintained.

Appendix B – Southwest Area Plan Checklist

SWAP SECTION	LANGUAGE						REFLECT COMMUNITY DESIRES				POLICY EFFECTIVENESS		
	Clarity			*Explanation/ Definitions*									
	Poor	Fair	Good	Poor	Fair	Good	Poor	Fair	Good	Very Good	Not Effective	Somewhat Effective	Effective
NATURAL ENVIRONMENT / RURAL COMMUNITY													
Water Quality													
Existing Soils													
Open Space / Parks													
Agriculture													
Cluster Housing													
Transfer Development Rights													
BUILT ENVIRONMENT													
Residential Uses													
Land Use & Development Patterns													
Commercial / Industrial / Office Use													
Village Centers													
Isleta Blvd.													
COMMUNITY INVOLVE-MENT & SERVICES													
Housing													
Transit & Ridesharing													
Bikeways													
Pedestrians													
Equestrians													
ECONOMIC DEVELOPMENT													
Incentives to attract business													
Small business development													
Village center development													
Local hiring practices													

LAND EVALUATION SITE ASSESSMENT

Southwest Area Bernalillo County, New Mexico

DRAFT

OVERVIEW

The agricultural land evaluation and site asessment (LESA) system was created by the Natural Resources Conservation Service (formerly SCS) in 1981 as a tool for local, state and federal officials to determine which lands at a specific location should be given the highest level of protection from conversion to non-agricultural uses. LESA identifies the best land in the most valuable agricultural regions, allow local governments to direct development to non-productive or less productive lands and areas that will have the least impact on agriculture.

LESA is designed to help elected officials, citizens, farmers, soil conservationists, and planners rate a tract's soil potential for agriculture, as well as social and economic factors, such as location, access to market, and adjacent land use. It is a two-part system: The Land Evaluation (LE) portion evaluates lands for crop production using land capability classification, important farmland idientification, and soil productivity or soil potential ratings. The Site Assessment (SA) portion is designed to rate those factors other than soils and overall productivity of the land. Site assessment involves the human influences on the land, such as proximity of the land to urban centers and the amount of on-farm investments.

This LESA system was developed through the efforts of the SouthWest Area Agricultural Sub-Committee (1996-97). The membership included representatives of Bernalillo County, City of Albuquerque, ~~private~~ citizens concerned with the impact of loss of farmland being converted to residental and commerical uses in the planning area, and technical representatives of the Natural Resources Conservation Service, USDA.

INSTRUCTIONS

The LE part ~~of the evaluation~~ should be completed by a county planner at the time of a development application request. Using the "Soil Survey of Bernalillo County, New Mexico", the soils located in the tract will be identified and acreages of each determined. The soils will be placed into their respective Agricultural Group, acreages totaled by group number. The percentage by group will be calculated and multiplied by the assigned point value for the respective group. This adjusted point value will be totaled to obtain the LE rating for the proposed development site. This value will be transfered to the Land Evaluation Site Assessment form on the reverse and recorded in the Land Evaluation Criteria section as Sub Total - Land Evaluation.

The SA evaluation should be conducted by a LESA Committee comprised of five (5) members. One each from County of Bernalillo and City of Albuquerque; one from either the Natural Resources Conservation Service, Farm Service Agency, County Extension Service, or Ciudad Soil & Water Conservation District; and two (2) ~~private~~ citizens residing within the boundaries of the Southwest Area Plan. This group will jointly visit the site and independently complete their own evluation form. The results will be tabulated to show the point value assigned for each criteria. These will be totaled and a committee average will be asssigned and entered into the Site Assessment Criteria section as Sub Total Site Assessment.

The Sub Total of the Land Evaluation and Site Assessment Criteria will be entered in the Land Evaluation Site Assessment - Total Point Rating portion of the form. A total of 180 points is required to recommend the site be retained in agricultural use.

DRAFT

LAND EVALUATION

SOUTHWEST AREA PLAN, LESA SUB-COMM

CASE #

PROJECT NAME: PROJECT LOCATION:

LAND EVALUATION CRITERIA

SUB TOTAL – LAND EVALUATION (100 POINTS MAXIMUM) _____
(See Reverse for Evaluation)

SITE ASSESSMENT CRITERIA

1 What size is the parcel ? _____

+ 1.5 – 2.4 Acres 4
+ 2.5 – 4.9 Acres 8
+ 5.0 – 7.4 Acres 12
+ 7.5 – 9.9 Acres 16
+ > 10.0 Acres 20

2 Are the adjacent parcels in agriculture ? _____

yes/no

+ 80 – 100 % of land adjoining the parcel 10
+ 60 – 79 % of land adjoining the parcel 7
+ 40 – 59 % of land adjoining the parcel 5
+ 20 – 39 % of land adjoining the parcel 3
+ 0 – 19 % of land adjoining the parcel 0

3 Do the adjacent parcels have agricultural potential ? _____

+ 80 – 100 % of land adjoining the parcel 10
+ 60 – 79 % of land adjoining the parcel 7
+ 40 – 59 % of land adjoining the parcel 5
+ 20 – 39 % of land adjoining the parcel 3
+ 0 – 19 % of land adjoining the parcel 0

4 Is there access to irrigation water ? _____

+ Irrigation water rights with established delivery system available 40
+ Irrigation water rights and delivery system possible 28
+ Irrigation water rights without established delivery system 12
+ No irrigation water rights 0

TE ASSESSMENT

TEE BERNALILLO COUNTY, NEW MEXICO

DATE _____

DRAFT

ACRES IN PROJECT:

5 What percent of the site is currently in agricultural use (currently cropped or lying fallow) ? _____

+ 81 – 100 % 30

+ 61 – 80 % 21

+ 41 – 60 % 15

+ 21 – 40 % 9

+ 0 – 20 % 0

6 Is the project located in a 100 year flood hazard area (based on FEMA maps) ?

+ Yes 10

+ No 0

7 Will the proposed project unnecessarily remove existing trees, shrubs or native grass cover ? _____

+ Yes 20

+ No 0

8 Does the proposed project encourage the appearance of rural community ? _____

+ Yes 0

+ No 30

9 Does the proposed project require new infrastructure (streets, utilities, etc) ? _____

+ Yes 15

+ No 0

10 Will the proposed project increase traffic on existing roads ? _____

+ Yes 15

+ No 0

SUB TOTAL – SITE ASSESSMENT (200 POINTS MAXIMUM) _____

LAND EVALUATION SITE ASSESSMENT
(300 POINTS MAXIMUM)
TOTAL POINT RATING _____

180 POINTS NEEDED FOR RECOMMENDATION
FOR RETENTION IN AGRICULTURAL USE

LAND EVALUATION CRITERIA

Southwest Area Bernalillo County, New Mexico

Soil Mapping Units Found in Each Agricultural Group

Agricultural Group #	1	2	3	4	5	6	7
Point Value	100	84	83	75	66	54	0
	Gb	Af	Ga	Ar	Ha	Br	ALL
	Ge	Ag	GH	Bs	Vc	Bt	
	Gt	An	GF	Bt	VF	Ah	OTHERS
	Ga	Ao	To	Va			
	Gs	Gd		VbA			
				BcA			

Note: Any soil not currently in agriculture is placed into Agricultural Group # 7 and receives -0- points.

Agric. Group	Acres	% Of Total		Point Value		Adjusted Point Value
1			X	100	=	
2			X	84	=	
3			X	83	=	
4			X	75	=	
5			X	66	=	
6			X	54	=	
7			X	0	=	
		100 %				

DEFINITIONS

Agriculture - is irrigated farming of lands for the purpose of producing crops, pasture, hayland, livestock, nuts, berries, orchards, vineyards, herbs, flowers and other specialty crops. Associated with it are those lands and activities common and necessary to farming such as the farmstead, corrals, sheds, stalls, corrals, barns, roads, pens, etc. found on the farm. This can include the raising of chickens, pigs, livestock, etc.

Delivery System - is a network of ditches, pipelines and concrete canals and associated structures that are necessary for the transporation of irrigation water through the farm providing for water to be transported to all fields where needed.

Fallow - is the practice of allowing an agricultural field to lay unused for a period of time as part of the crop rotation system, or for the purpose of treating the field due to some infestation, or simply because time, weather, or other conditions warrants this action.

Agricultural potential - includes all lands with irrigated water rights that have historically been in agricultural uses but for some reason have been abandoned or et aside and not used. These lands could be returned to their former use with a minimum of effort, and have not had a land use change since farming has ceased.

AGRICULTURAL EVALUATION WORKSHEET 1

LIST OF SOIL SERIES AND EVALUATIONS

County: Bernalillo, Southwest Area
Indicator Crop: irrigated alfalfa

MAP UNIT	SERIES	SLOPE	LCC	IFD	PI	ACRES	AG GROUP
GA	Gila	0-2	1	loc	88	468	3
Gb	Gila	0-1	1	stw	89	1850	1
Ge	Gila	0-1	1	stw	89	799	1
Gk	Glendale	0-1	1	stw	100	733	1
Gm	Glendale	0-1	1	stw	100	1164	1
Gs	Glendale	0-1	1	stw	100	4	1
Af	Agua	0-1	2s	stw	78	988	2
Ag	Agua	0-1	2s	stw	78	354	2
An	Anapra	0-1	2s	stw	89	397	2
Ao	Anapra	0-1	2s	stw	89	382	2
Gd	Gila	0-1	2s	stw	67	267	2
GH	Gila	0-2	2w	loc	88	1038	3
GF	Gila ls	0-2	2e	loc	66	574	3
GF	Gila scl	0-2	2e	loc	66	144	3
To	Tome	0-2	2e	loc	77	17	3
Ar	Armijo	0-1	3s	stw	56	296	4
Bs	Brazito	0-1	3s	stw	67	335	4
Bt	Brazito	0-1	3s	stw	67	561	4
GH	Hantz	0-2	3s	loc	66	529	5
Ha	Hantz	0-2	3s	loc	66	1107	5
Va	Vinton	0-1	3s	stw	89	1328	4
VbA	Vinton	0-1	3s	stw	89	2450	4
Vc	Vinton	0-1	3s	loc	66	563	5
BcA	Bluepoint	0-3	3e	stw	66	435	4
Br	Brazito	0-1	4s	stw	67	1155	6
Bt	Brazito	0-1	4s	stw	44	560	6
Ah	Agua Var	0-1	4w	loc	43	170	6
Vf	Brazito	0-2	4w	loc	55	412	5

LCC: Land Capability Class

IFD: Important Farmland Designation
loc: locally important
stw: statewide important

PI: production index

AG Group: agricultural group

AGRICULTURAL EVALUATION WORKSHEET 2

DESIGN OF LAND EVALUATION FOR AREA

COUNTY: BERNALILLO, SOUTHWEST AREA

AG GROUP	LCC	IFD	PI	MEAN PI	ACRES	RELATIVE VALUE
1	1	stw	89-100	95	4550	100
2	2	stw	67-89	80	2388	84
3	1,2	loc	66-88	79	2241	83
4	3	stw	56-89	71	5405	75
5	3,4	loc	55-66	63	2611	66
6	4	stw	44-67	51	1885	54

AG GROUP: agricultural group

LCC: land capability class

IFD: important farmland designation
stw: statewide
loc: locally

PI: productivity index

AGRICULTURAL EVALUATION WORKSHEET 3

AG GROUP	MEAN PI	QUOTIENT OF MPI	X 100	RELATIVE VALUE
1	95	95/95 = 1.0	100	100
2	80	80/95 = .84	84	84
3	79	79/95 = .83	83	83
4	71	71/95 = .75	75	75
5	63	63/95 = .66	66	66
6	51	51/95 = .54	54	54

SUMMARY OF LAND EVALUATION (LE)

SOUTHWEST AREA, BERNALILLO COUNTY, NEW MEXICO

1. The list of map units used in the LE were taken from the GIS produced soil map provided by the county planning department.

2. Estimated Crop Yield
   Land Capability Classification
   Important Farmland Designation
These soil interpretation systems were taken from the most recent version of the NRCS Technical Guide section 2.

3. The six Agricultural Groups are based on an interpretation of what appear to be logical breaks between LCC, Important Farmland Designation and a calculated irrigated alfalfa crop-yield productivity index.

4. Acres for each map unit were taken from the Bernalillo County GIS soils map legend supplied by the county.

5. A relative value is determined for each Ag. Group on worksheet 3. This is the value used in conjunction with the Site Assessment value in the application of a LESA system. Several alternatives are given in the National LESA handbook for determining relative values, including weighted average yield, adjusted weighted average yield or some other measure of productivity.
  For this LE the quotient of the mean irrigated alfalfa yield productivity index was used.

Bernalillo County Productivity Index

Indicator crop: irrigated alfalfa

Map Unit	Soil	Yield	PI
GA	Gila	8	88
Gb	Gila	8	89
Gc	Gila	8	89
Ge	Gila	8	89
Gk	Glendale	9	100
Gm	Glendale	9	100
Gs	Glendale	9	100
Af	Agua	7	78
Ag	Agua	7	78
An	Anapra	8	89
Ao	Anapra	8	89
Gd	Gila	6	67
GH	Gila	8	88
GF	Gila ls	6	66
GF	Gila scl	6	66
Mz	Manzano	4	44
To	Tome	7	77
Ar	Armijo	5	56
Bs	Brazito	6	67
Bt	Brazito sicl	6	67
BcA	Bluepoint	6	66
GH	Hantz	6	66
Ha	Hantz	6	66
VBB	Vinton	8	89
Va	Vinton	8	89
VbA	Vinton	8	89
Vc	Vinton	6	66
KaB	Kim	5	56
KbB	Kim	5	56
Br	Brazito	6	67
Bt	Brazito var	4	44
Ah	Agua var	4	43
VF	Brazito	5	55
SL	Shingle	2.5	28
SkE	Shingle	2.5	28

Statewide Important soils are given a PI value of one point more than Locally Important soils. This aided in developing the Land Evaluation Agricultural Groups.

Appendix D – Citizen Participation List *

Jill Addington
Ken Balizer
David Benavidez
Minerva Cancano
Ozzie Davis
Daniel Denton
Oscar Fraire
Octava Freno
Luella Gonzales
Joeanna Hendrickson
Velia Silva
Theresa Cordova
Karen Slack
Al Soto
Julie Stephens
Stephen Stimson
Rob Strell
Rick Tejada
Perry & Betty Wilkes
J. Yarkin
L. Yoder
Vicki Turpen, Los Padillas Neighborhood Association
Alfred Volden, Mountain View Neighborhood Association
Matt Schmader, Pajarito Meadows Neighborhood Association
Dwight Hendrickson, Pajarito Mesa Landowners Association
Joe Hlifka, Pajarito Village Association
Maria Lozano, Powers Way Neighborhood Association
Danny Hernandez
Connie Higgins
Christopher T. Jillson
Myrna Kemna
Paul Lusk
Annalee Maestas
Alan Marks
Gene Martinez
Cruse McCulloch
Regina Moynihan
Clara Nanninga
Camille Pansewicz
Kelly Pasztor
Clara Pena
Carlos Proffit
Mary Ann Reynolds
John Roberts
Jean Rodger
Adrianna Villar, Arriba La Juventud
Resource Center for Raza Planning
Moises Gonzales, Atrisco Land Rights Council
Margie Chavez, Blake Neighborhood Association
Orlando Olivas, Conita Real Neighborhood Association
Deryle Perryman, Cornstalk Institute
Sue Neal, Don Felipe Neighborhood Association
John Sparks, Five Points Neighborhood Association
Marcia Fernandez, Foothill Neighborhood Association
Cruse McCulloch, Gun Club West Neighborhood Association
Santos Abeyta, Holy Family Parish

Ron Garcia, Skyview West Neighborhood Association
Ronnie Valdez, South Atrisco Neighborhood Association
Madelyn Jones, South Valley Chamber of Commerce
Orlando Olivas, South Valley Coalition of Neighborhood Associations
Reina Jimenez, Southside Farms Community Association
Kelly Thomas, Westate Vecinos Neighborhood Association
Ramona Torres-Ford, Westgate Heights Neighborhood Association

Roberto Roibal, Southwest Organizing Project
Gilbert Jaramillo, Sunburst Ranches Neighborhood Association
Art Cordova, TVI
Rod Mahoney, Vecinos Del Bosque Neighborhood Association
Sheila Ayala, Waldie Road Neighborhood Association
Sonny Montoya, West Central Business Association
Fred Ambrogi, Westland Development Corp

* These individuals attended meetings and/or actively participated in the revision of the SWAP.